

## Green Amenities – Threshold

The green amenities below are threshold requirements for developments pursuing Low Income Housing Tax Credits in Michigan.

<b>Location and Neighborhood Fabric</b>	
Project location must include only parcels of land previously developed beyond agriculture or forestry use.	Mandatory
Project location must include access to existing roads, existing water and wastewater infrastructure and within or contiguous to existing development	Mandatory
Project location must not include land within the 100-year flood plain as defined by the Federal Emergency Management Agency.	Mandatory except for acq/rehab
Project location must not include land within 100 feet of wetlands, 1,000 feet of a critical habitat, on steep slopes, or park land.	Mandatory except for acq/rehab
Locate project site within ¼ mile of at least 4 neighborhood shops, services, and facilities.	Mandatory except acq/rehab
All streets and sidewalks must be available for general public use (not gated).	Mandatory
The principal functional entry of each residential unit must have a front façade that faces a public space such as a street, square, park, or plaza.	Mandatory except acq/rehab
The front façades of at least 80% of all buildings must be no more than 20 feet from the front property line, or internal street setback on private roads.	Mandatory except acq/rehab

No blank (without doors or windows) walls longer than 50 feet should occur along sidewalks.	Mandatory except acq/rehab
Design residential units at minimum average density of seven or more dwelling units per acre of buildable land.	Mandatory except acq/rehab
For projects that include twenty or more residential units; design a minimum of three different housing types and sizes within the project.	Mandatory except acq/rehab
<b>Site Improvements</b>	
Design and build projects such that there is at least one public through-street at the project boundary every 800 feet	Mandatory except acq/rehab
Design continuous sidewalks along both sides of all streets within the project. New sidewalks must be at least 4 feet wide.	Mandatory except acq/rehab
Design parking for residential units no greater than the minimum required spaces as defined by the local governing ordinance.	Mandatory except acq/rehab
On-street parallel parking must be provided on 50% of both sides of all new public and private streets.	Mandatory except acq/rehab
Design surface parking to be accessed from the rear façade. Surface parking should not be visible from public or private streets.	Mandatory except acq/rehab
Avoid the design of dead end streets and cul-de-sacs. If new cul-de-sacs are necessary as part of the project circulation, include a pedestrian or bicycle through-connection.	Mandatory except acq/rehab
Design sidewalks or suitable pathways linking residential development to public spaces, open spaces and adjacent development.	Mandatory

Design a pedestrian street crossing within five hundred feet of any residential structure that is part of the project.	Mandatory except acq/rehab
Design all parking, greenspace, and pedestrian walks according to the design provisions of the FHAA and the Rehabilitation Act as they relate to facilities and rights-of-way.	Mandatory
Label all storm drains or storm inlets to clearly indicate to what watershed or body of water the drain or inlet leads.	Mandatory
Orient Building to make the greatest use of passive solar heating and cooling.	Mandatory except acq/rehab
<b>Landscaping</b>	
Use low-water and low-maintenance landscaping through preservation of existing vegetation and use of indigenous plant specification.	Mandatory
Design street trees to be planted between the vehicle travel way and sidewalk at intervals of no greater than 40 feet.	Mandatory
Design trees or other structures to provide shade within five years of project occupancy over at least half the length of sidewalks included within or contiguous to the project.	Mandatory
Select native trees and plants that are 1) appropriate to the site's soils and microclimate, 2) varied in type to avoid a monoculture within the site, and 3) provide shading in the summer and allow for heat gain in the winter.	Mandatory
<b>Water Conservation</b>	
New Construction: Install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	Mandatory

Acq/Rehab: Install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute. Wherever and whenever kitchen and bathroom faucets are replaced install fixtures that meet 2.0 GPM specifications.	Mandatory
<b>Energy Efficiency</b>	
New Construction: Meet Energy Star Standards	Mandatory
Acq/Rehab: Perform an energy analysis of existing building condition, estimate costs of improvements, make those with a 10 year or shorter payback.	Mandatory
If providing appliances, install Energy Star labeled appliances.	Mandatory
Use of fluorescent lighting where practical.	Mandatory
Install daylight sensors or timers on all outdoor lighting.	Mandatory
Install individual or sub-metered electric meters.	Mandatory
<b>Healthy Living Environment</b>	
Specify that all interior paints, primers, adhesives and sealants must contain low or no VOC.	Mandatory
Do not use any composite wood that has exposed particleboard (which contains added urea-formaldehyde) unless the exposed area has been sealed.	Mandatory
Do not install carpets in basements, entryways, laundry rooms bathrooms or kitchens. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.	Mandatory
New Construction: Install Energy Star labeled bathrooms fans that exhaust to the outdoors which has a humidistat sensor or timer or	Mandatory

operates continuously.	
New Construction: Install Energy Star labeled power ventilated fans or range hoods that exhaust to the exterior.	Mandatory
New Construction: Install a ventilation system for the dwelling unit that provide 15 cubic feet per minute of fresh air, per occupant.	Mandatory
Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage or is outside the sleeping area.	Mandatory except for acq/rehab
<b>Operations and Maintenance</b>	
Provide a manual that includes the following: a routine maintenance plan; instructions for all appliance, HVAC operation, water system turn offs, lighting equipment and other systems that are a part of each occupancy unit; an occupancy turnover plan that describes in detail the process of educating the tenant about proper use and maintenance of all building systems; and information on how to maintain the green features of the site, including paving materials and landscaping.	Mandatory
Provide a guide for renters that explains the intent, benefits, use and maintenance of green building features, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials	Mandatory
Provide a walk-through and orientation to new resident that reviews the building's green features, operations and maintenance.	Mandatory